Karen Johnson Davidson County
Batch# 891424 DEEDWARR
07/20/2022 09:22:33 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50
20220720-0083003

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Morgan Cook and Bo Cook, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca L. Brewer, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Crest Meade, Section A of record in Plat Book 2330, Page 154, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 85.0 feet on the Southwesterly margin of Belton Drive and extends back 240.0 feet on the Northwesterly line and 280.0 feet on the Southeasterly line to a dead line in the rear, measuring 98.0 feet thereon.

Being the same property conveyed to Morgan Cook and Bo Cook, wife and husband by deed from Susan J. Torregrossa, married, dated September 12, 2019, of record in Instrument No. 20190917-0093944, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 885 Belton Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Rebecca L. Brewer **6423 Pettus Road** **Cane Ridge, TN 37013**	**New Owner**	**102-14-0-091.00**

WITNESS THE EXECUTION HEREOF this 15th day of July, 2022.

Morgan Cook

Bo Cook

State of Tennessee)
County of Davidson)

On this 15th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Morgan Cook and Bo Cook, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 895,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of July, 2022.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26